

5.0 PROJECT ALTERNATIVES

1. PURPOSE

California Environmental Quality Act (CEQA) Guidelines Section 15126.6 provides that the purpose of the alternatives section of an EIR is to assess a range of reasonable alternatives to the proposed project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. The EIR must also include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. The discussion of alternatives should be governed by the “rule of reason.” Generally, significant effects of an alternative shall be discussed, but in less detail than the proposed project.

2. INTRODUCTION

As stated above, the principal purpose of the alternatives analysis is to assess a range of project alternatives that would reduce the magnitude of, or eliminate, potential project-related impacts. However, the *State CEQA Guidelines* place some restrictions on the range of alternatives an EIR must address. First, an EIR need only examine those alternatives that meet most basic objectives of the project. Second, the *State CEQA Guidelines* stipulate that alternatives addressed in an EIR should be feasible and should not be considered remote or speculative. When addressing feasibility, the *State CEQA Guidelines* state that “...among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, jurisdictional boundaries, and whether the applicant can reasonably acquire, control or otherwise have access to the alternative site.” Third, where a previous EIR analyzed a range of reasonable alternative locations and environmental impacts for a project with the same basic purpose, the EIR may rely on the previous document to assess the feasibility of potential project alternatives to the extent the circumstances remain substantially the same as they relate to such alternatives.

Based on these CEQA-driven directives, alternatives to the project that would reduce significant adverse impacts without undermining basic project objectives were selected for analysis in this section.

3. NEWHALL RANCH SPECIFIC PLAN ALTERNATIVES PREVIOUSLY EVALUATED

The certified Newhall Ranch Specific Plan Program EIR evaluated six on-site alternatives to the Specific Plan, and three alternative site locations. These nine alternatives were selected based on the significant impacts of the Specific Plan, the comments received in response to the Notice of Preparation, discussions with Los Angeles County (County) staff and its Significant Ecological Area Technical Advisory

Committee, discussions at 26 Community Task Force meetings, and discussions with members of the community and community groups. The previously evaluated on-site and off-site alternatives are identified below.

a. On-Site Alternatives

- **Alternative 1, The No Project Alternative.** This alternative is required by the *State CEQA Guidelines*, and it compared the impacts that might occur if the site was left in its present condition with those that would be generated by development of the Specific Plan. While many impacts associated with development of the Specific Plan would be avoided under this alternative, certain other impacts would not necessarily be precluded under this alternative;
- **Alternative 2, Site Buildout under the Santa Clarita Valley Area Plan.** The purpose of this alternative was to describe the impacts of developing the site as allowed by the Santa Clarita Valley Area Plan and to compare such impacts with those generated by development of the Specific Plan. Under this alternative, approximately 2,070 dwelling units and 47,372 square feet of commercial space would be constructed on the Specific Plan site. Given the substantial reduction in site population under this alternative, direct and indirect impacts generally would be less than those under the Specific Plan. However, certain Specific Plan project benefits, including increased public access to dedicated open space, would not be realized under this alternative;
- **Alternative 3, The Clustered Alternative (Same Amount of Development as Specific Plan, Smaller Footprint).** The primary purpose of this alternative was to minimize or avoid potentially significant biological impacts by reducing the development footprint of the Specific Plan. In doing so, many other impacts that could occur as a result of land surface disturbance (e.g., impacts to cultural resources, geotechnical resources, fugitive dust impacts generated by grading, etc.) might also be reduced in magnitude by a reduction in the development footprint of the Specific Plan;
- **Alternative 4, The 19,750-Unit Alternative (20 Percent Reduction in Development, Same Footprint).** The primary purpose of this alternative was to minimize or avoid potentially significant traffic, air quality, noise, indirect biological, utility (e.g., water demand, wastewater generation), and public service (e.g., fire department, sheriff department) impacts by generally reducing the overall amount of development on the site;
- **Alternative 5, The 15,000-Unit Alternative (39 Percent Reduction in Development, Smaller Footprint).** The primary purpose of this alternative was to avoid or minimize the potentially significant direct and indirect biological impacts created by the Specific Plan by removing commercial and residential development completely from the previous Significant Ecological Area (SEA) 23 boundary and by reducing the intensity of development and footprint upon which such development would occur. In doing so, many other impacts which could occur as a result of site development might also be reduced in magnitude; and
- **Alternative 6, The 8,000-Unit Alternative (68 Percent Reduction in Development, Smaller Footprint).** The primary purpose of this alternative was to avoid or minimize the potentially significant visual and biological impacts created by the Specific Plan. In doing so, many other impacts that could occur as a result of site development might also be reduced in magnitude.

The Specific Plan Program EIR alternatives analysis concluded that the 8,000-unit alternative was the environmentally superior alternative. However, the Board of Supervisors did not choose this alternative, and instead adopted the Newhall Ranch Specific Plan, as revised, along with the mitigation measures identified in both the Final EIR and Mitigation Monitoring Plan. The Board also found that the No Project Alternative was not feasible or acceptable because, if implemented, many of the basic objectives of the Specific Plan would not be attained. As to the other alternatives, the Board found, generally, that the alternatives were infeasible because they too narrowly limited the range of housing opportunities and did not reflect the market conditions under which the Specific Plan would be developed, and also would not achieve many of the basic objectives of the Specific Plan. Consequently, in accordance with *State CEQA Guidelines* Section 15093, a Statement of Overriding Considerations was adopted to substantiate the Board's decision to reject the environmentally superior alternative, and the other identified alternatives, because the significant benefits afforded by the Specific Plan outweighed the environmental effects identified in the Newhall Ranch Specific Plan Program EIR.

b. Off-Site Alternatives

Twenty-three sites were initially considered as part of the alternative site evaluation conducted in the certified Newhall Ranch Specific Plan Program EIR. Of the 23 sites considered, three were found to be reasonably comparable to the Newhall Ranch Specific Plan site in terms of size, topography, and location in relation to the Los Angeles planning and market area. The three sites are the Hathaway Ranch, the Temescal Ranch, and The Newhall Land and Farming Company's Ventura County holdings. The Newhall Ranch Specific Plan Program EIR fully evaluated the environmental impacts of developing these alternative sites compared to developing the Newhall Ranch Specific Plan site.

The Board of Supervisors found that none of the off-site alternatives were superior from an environmental standpoint when compared to the Newhall Ranch Specific Plan site. The Board found, generally, that each of the off-site alternatives would create greater impacts than those that would result with development on the proposed Specific Plan site, that many of the objectives of the project would not be achieved with the off-site alternatives, and that several of the benefits associated with the project would not be realized with the off-site alternatives. Therefore, the Board rejected all of the off-site alternatives as neither reasonable nor feasible. No changes in the Specific Plan or its circumstances have occurred since the Newhall Ranch Specific Plan Program EIR was certified in May 2003. In light of this fact, and given that the proposed Landmark Village project is consistent with the land uses in the Specific Plan, it can be concluded that the prior Newhall Ranch Specific Plan Program EIR still adequately addresses alternative site locations. Consistent with *State CEQA Guidelines* Section 15126.6(f)(2)(c), as well as Sections 15152, 15168, and 15385, because the Specific Plan Program EIR sufficiently analyzed a range of reasonable alternative locations and associated environmental impacts for the Specific Plan, and

because the circumstances remain substantially the same as they relate to off-site alternative locations, this EIR relies on the off-site alternatives previously evaluated in the Newhall Ranch Specific Plan Program EIR to assess the feasibility of potential project alternatives. Accordingly, this analysis incorporates by reference the discussions and analysis contained in that certified EIR pertaining to the off-site alternatives.

4. LANDMARK VILLAGE ALTERNATIVES

This EIR, at **Section 4.0, Environmental Impact Analysis**, determined that project implementation would result in six significant unavoidable impacts relative to biota, visual qualities, construction noise, air quality, solid waste services, and agricultural resources, and in several other potentially significant impacts prior to mitigation.

Based on considerations of avoiding or substantially lessening the significant impacts identified under the proposed project, as well as consideration of the basic objectives of the project, public comments received in response to the Notice of Preparation (NOP), discussions with County staff, the public, and other public agencies, the following four alternatives to the proposed project were selected for analysis: (1) No Project/No Development Alternative; (2) No Project/Future Development Alternative; (3) Floodplain Avoidance Alternative; and (4) Cluster Alternative. Each of these alternatives is discussed separately below. No other alternatives were identified or rejected as infeasible, during the County's EIR scoping process.

a. Alternative 1: No Project/No Development Alternative

Section 15126.6(e) of the *State CEQA Guidelines* provides guidance on consideration of the No Project condition. When examining a development project on a specific piece of property, the No Project Alternative is the circumstance under which the project does not proceed. Under a No Project/No Development scenario, the discussion compares the environmental effects of the property remaining in its current state against the environmental effects that would occur if the project were approved.

Under the No Project/No Development Alternative, the project site would remain in its present condition and would be used for limited agricultural purposes. As described in **Section 2.0, Environmental and Regulatory Setting**, a portion of the site is, or has been, used for agricultural activities, water wells, and utility easements and, therefore, is either in an otherwise disturbed state (roadway rights-of-way), or is presently open space. Under the No Project/No Development Alternative, the potential project-related impacts associated with development of the project site and described in **Section 4.0, Environmental Impact Analysis**, would not occur.

However, the No Project/No Development Alternative would not result in bank stabilization along the tract map site and portions of the utility corridor and erosion protection (turf-reinforcement mats [TRMs] or similar) along other portions of the utility corridor, thereby allowing continued sedimentation/erosion to occur at these locations. Also, in its current state there is no flood protection on the tract map site, except in limited areas, such as adjacent to the Castaic Creek Bridge. Consequently, 10- through 100-year storm events experienced under the no project condition would result in flooding on portions of the tract map site. In contrast, the proposed project would elevate the tract map site out of the floodplain and construct bank protection at various locations, thereby removing the flood hazard that presently exists.

Because of ongoing agricultural cultivation, the presence of the State Route 126 (SR-126) and existing utility infrastructure, the tract map site, Adobe Canyon borrow site, Chiquito Canyon grading site with debris basins, utility corridor, water tank site, Long Canyon Road Bridge, drainage improvements, and related haul routes presently have little habitat value. The area of greatest biological value is found within the River Corridor Special Management Area (SMA), which would not be disturbed under the No Project/No Development Alternative. In relation to the proposed project, this alternative would have less demand on public services and utilities (i.e., water service, wastewater, solid waste, education, libraries, parks and recreation, fire and police protection, gas and electricity) and floodplain modifications and, correspondingly, no significant impacts. Project viewsheds would remain the same as the existing condition. The alternative would not generate the traffic, air emissions, and noise emissions associated with the proposed project. Therefore, in contrast to the proposed project, this alternative would not result in significant unavoidable impacts related to biota, visual qualities, construction noise, air quality, solid waste services, and agricultural resources.

However, because the proposed project would not be constructed under the No Project/No Development Alternative, none of the project objectives set forth in this EIR, at **Section 1.0, Project Description**, would be attained under this alternative.

b. Alternative 2: No Project/Future Development

Under *State CEQA Guidelines* Section 15126.6(e)(3)(B), if disapproval of the project under consideration would result in predictable actions by others, such as the proposal of some other project, then this “no project” consequence (i.e., No Project/Future Development scenario) should be discussed.

Disapproval of the proposed Landmark Village project would not necessarily preclude future development of the property. The County Board of Supervisors adopted the Newhall Ranch Specific Plan on May 27, 2003, consistent with Title 22, Chapter 22.46 of the Los Angeles County Zoning Code. The Newhall Ranch Specific Plan implements the goals and policies of the General Plan and Santa Clarita

Valley Area Plan on a focused, site-specific basis. The Specific Plan permits a maximum of 1,444 dwelling units and approximately 1.5 million square feet of commercial land uses within the planning areas that constitute the Landmark Village tract map site.

In addition to being planned for developed use, the project site is located near existing water, sewer, natural gas, telephone, and cable lines that are present within existing roadway rights-of-way. Further, the site is located within the existing service area of both sheriffs and fire department stations and all public services are readily available to serve future site development. Given that the property currently is planned for residential and commercial land uses that can be served by the existing infrastructure, it is reasonable to assume that the site will likely be developed at some time in the future if the currently proposed project is not approved. The environmental impacts associated with such a development alternative likely would be comparable to those identified for the proposed project, which is fully evaluated throughout **Section 4.0, Environmental Impact Analysis**, and the following sections, of this EIR. Therefore, the No Project/Future Development Alternative likely would not avoid or substantially lessen any of the proposed project's identified significant effects.

Whether or not the No Project/Future Development Alternative would attain any of the project objectives is dependent upon the specific type of development that ultimately would occur under this alternative. Therefore, any conclusion in this respect, by necessity, would be speculative.

c. Alternative 3 – Floodplain Avoidance Alternative

As shown on **Figure 5.0-1, Floodplain Avoidance Alternative**, the Floodplain Avoidance Alternative retains the overall layout of the proposed Landmark Village project, except this alternative would not place development within areas of the tract map site presently at a lower elevation than the 100-year Federal Emergency Management Agency (FEMA) elevation and, therefore, under this alternative it would not be necessary to elevate portions of the Landmark Village site out of the floodplain area. Bank stabilization would continue to be required along the perimeter of the reduced development footprint fronting the river, the base of the Long Canyon Road Bridge, and the south side of the utility corridor extending to the Newhall Ranch Water Reclamation Plant site.

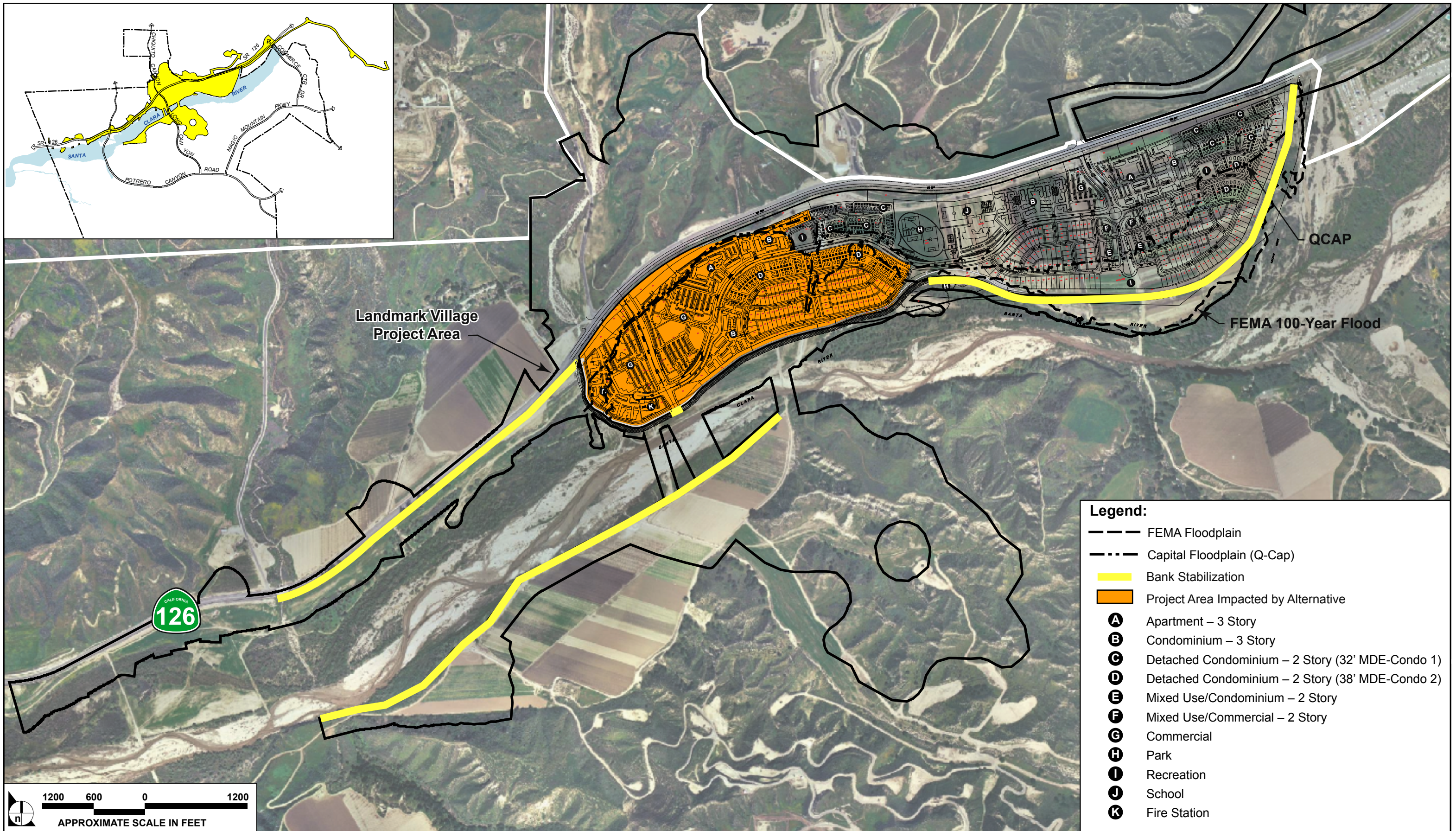


FIGURE 5.0-1

FEMA Floodplain Avoidance Alternative

This alternative would reduce development by 286 dwelling units along with a reduction of 828,000 square feet of commercial space when compared to the proposed project, for a total of 1,158 dwelling units and 205,000 commercial square feet. The Floodplain Avoidance Alternative would retain the 9-acre elementary school, 16-acre community park, and three of the four private recreation areas proposed as part of the Landmark Village project. Additionally, under this alternative, approximately 79 acres of land would remain available for agricultural production due to the reduction in residential and commercial development.

d. Potential Impacts

The following discussion compares the potential environmental impacts of this alternative to those associated with implementation of the proposed project.

(1) Geotechnical and Soil Resources

Implementation of this alternative would result in less grading because of the reduced development footprint on the tract map site. This alternative permits development of a portion of the property along with a reduction in the amount of soil imported to the site from the Adobe Canyon borrow site. However, all improvements constructed on the site would be subjected to the forces of ground movement during seismic events similar to the proposed project and would also be subject to the same construction requirements as the proposed project. Because there would be less development under this alternative than under the proposed project, geotechnical hazards would be reduced and, therefore, Alternative 3 would result in fewer impacts than the proposed project with respect to geology and soils.

(2) Hydrology

Implementation of this alternative would result in slightly less storm runoff and more infiltration than the proposed project because less area would be developed resulting in more open area. Also, it is likely the landscape irrigation needs of Alternative 3 would be less than the proposed project due to less landscaped acreage. The urban runoff that is generated under this alternative would be conveyed and discharged into the Santa Clara River in a similar manner as the proposed project. This alternative would also reduce the amount of bank stabilization needed on site, because the development footprint fronting the river would be reduced. Consequently, this alternative would result in fewer impacts from a hydrology perspective than the proposed project.

(3) Water Quality

Under either this alternative or the proposed project, Project Design Features (PDFs) incorporated into the development to address water quality and hydrologic impacts would include site design, source control, treatment control, and hydromodification control Best Management Practices (BMPs). In addition, flow control BMPs would be incorporated into the PDFs in order to comply with the Los Angeles Countywide Standard Urban Storm Water Mitigation Plan (SUSMP) and County Interim Peak Flow Standard. The flow control BMPs for either development of the proposed project or Alternative 3 would include both source control and detention. The PDFs combined with the implementation of recommended mitigation measures would reduce water quality and hydromodification impacts to less than significant levels under either development scenario. However, this alternative may result in increased erosion due to the upland relocation of bank stabilization to accommodate the reduced development footprint and the corresponding potential for flood flows to erode this now unprotected area. For this reason, Alternative 3 would result in greater impacts than the proposed project from a water quality perspective.

(4) Biota

Under Alternative 3, development would not occur within the FEMA 100-year floodplain, there would be less land disturbance at the Adobe Canyon borrow site, less impact to resources subject to California Department of Fish and Game (CDFG) and U.S. Army Corps of Engineers (ACOE) jurisdiction, and a reduction in land disturbance on the tract map site. Consequently, Alternative 3 would reduce the direct biological impacts compared to the proposed project. Furthermore, significant indirect impacts such as increased light and glare, increased non-native plant species and increased human and domestic animal presence would also be reduced as Alternative 3 represents reduced development intensity and provides greater separation between resources in the River Corridor SMA and on-site development. For these reasons, Alternative 3 would result in fewer impacts to biota than the proposed project.

(5) Floodplain Modifications

Alternative 3 would reduce the extent of floodplain modifications compared to the proposed project by removing the need to elevate portions of the site out of the floodplain. Consequently, floodplain modifications associated with construction and operation of Alternative 3 would result in fewer impacts on sensitive aquatic/riparian resources in the Santa Clara River corridor as this alternative would create slightly less increase in flows, water velocities, water depth, changes in sediment transport and changes in flooded areas. Although the Landmark Village project creates only minor hydraulic effects, which are insufficient to alter the amount, location, and nature of aquatic and riparian habitats in the project area and downstream, as well as insufficient to impact sensitive riparian species, including the unarmored

threespine stickleback, arroyo toad, California red-legged frog, southwestern pond turtle and two-striped garter snake, Alternative 3 would result in fewer impacts than the proposed project relative to floodplain modifications because it would create fewer hydraulic impacts with the elimination of the need to elevate portions of the site from the floodplain.

(6) Visual Qualities

Development of the site under Alternative 3 or the proposed project would be subject to Development Regulations and Design Guidelines contained in the Specific Plan. These regulations and guidelines address grading, lighting, fencing, landscaping, signage, architecture, and site planning for subsequent subdivisions within the Newhall Ranch Specific Plan. Despite such features, significant visual impacts would result from the change in the visual character of the site from rural to urban. As with the proposed Landmark Village project, Alternative 3 would significantly alter the visual characteristics of the Santa Clara River/SR-126 corridor, as existing open-space views would be replaced with the images of residential development, roadways, bridges, and other human activity. However, significant impacts to views in Chiquito Canyon would be reduced under Alternative 3, as no development would occur on the western most portion of the site. While neither Alternative 3 nor the Landmark Village project is replacing prominent visual features, such as river vegetation or river bluffs, Alternative 3 would reduce disturbance at the Adobe Canyon borrow site compared to the proposed Landmark Village project.

Development under either the proposed project or Alternative 3 would introduce sources of outdoor illumination that do not presently exist. Outdoor lighting, such as streetlights and traffic signals, are essential safety features in development projects that involve new streets and intersections, and cannot be eliminated if the site is to be developed. In conclusion, Alternative 3 would result in fewer impacts than the proposed project relative to visual qualities because it would avoid the significant visual impact from Chiquito Canyon and would not require grading at the Adobe Canyon borrow site.

(7) Traffic and Access

Implementation of Alternative 3 would reduce the number of vehicle trips generated by on-site uses when compared to the proposed project. Specifically, using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* factors, average daily trip generation for the proposed project is estimated at 41,900 trips. In comparison, Alternative 3 would generate 28,498 trips, resulting in a reduction of 13,402 trips when compared to the proposed project. While there would be less traffic generated with this alternative, the Landmark Village project represents a balanced land plan that contains neighborhood-serving commercial uses that are connected to the residential areas by paseos and trails, thereby promoting alternative means of travel and keeping vehicle trips internal to the project. A reduction of 828,000 square feet of commercial uses as called for under Alternative 3 would likely cause some portion of these internal trips to leave the site as people seek needed goods or services at another

location. Consequently, the reduction in motor vehicle trips generated by on-site uses under Alternative 3 may not result in a proportional reduction in the number of project generated vehicle trips traveling along off-site roadway segments. Nevertheless, Alternative 3 would result in fewer impacts than the proposed project with respect to traffic, as the total number of trips would be reduced when compared to the proposed project.

(8) Noise

Under either Alternative 3 or the proposed project, development of the property would involve clearing and grading of the ground surface, installation of utility infrastructure, and the building of the proposed improvements. These activities typically involve the temporary use of heavy equipment, smaller equipment, and motor vehicles, which generate both steady static and episodic noise. This noise would primarily affect the occupants of on-site uses constructed in the earlier phases of the development (assuming that the site is occupied in sections as other portions are still under construction) and would be audible to occupants of Travel Village Recreational Vehicle (RV) Park when construction activities would occur on the eastern portion of the site. Individuals who would have an uninterrupted line-of-sight to the construction noise sources could be exposed to noise levels which would exceed the County's Noise Ordinance standards during construction regardless of the development alternative selected. However, because Alternative 3 does reduce the importation of fill, there would be less grading activity and fewer heavy truck trips when compared to the proposed project. For this reason, Alternative 3 would result in fewer impacts than the proposed project with regard to construction noise.

With respect to operational impacts, under either Alternative 3 or the proposed project, building occupants would be subject to traffic noise along SR-126 and on internal roadways, as well as noise from day-to-day activities at the site. Traffic along SR-126 would result in significant noise impacts at the residential, school, and park uses proposed along the highway under either Alternative 3 or the proposed project. Future traffic along SR-126 would cause mobile source noise levels at Travel Village to exceed acceptable noise levels, although the project applicant is required to mitigate highway noise at Travel Village regardless of which development scenario is selected.

However, because Alternative 3 would reduce the number of vehicle trips when compared to the proposed project, there would be less off-site noise impacts, so this alternative would result in fewer impacts than the proposed project relative to noise.

(9) Air Quality

Under this alternative, short-term grading and construction-related air quality impacts would be reduced as compared to those of the proposed project, because under Alternative 3, a reduced amount of imported fill would be needed to elevate the site out of the floodplain.

As shown in **Table 5.0-1, Estimated Alternative 3 Operational Emissions**, long-term (i.e., operational) impacts for this alternative would also be reduced when compared to the proposed project as the number of operational traffic trips would be reduced because of the development of 286 fewer residential units, less commercial square footage and less private recreation areas.

Table 5.0-1
Estimated Alternative 3 Operational Emissions

| Emissions Source | Emissions in Pounds per Day ¹ | | | | |
|--|--|----------|-----------------|-----------------|------------------|
| | CO | VOC | NO _x | SO _x | PM ₁₀ |
| Summertime Emissions | | | | | |
| Mobile Sources | 1,549.35 | 151.58 | 141.89 | 0.89 | 133.57 |
| Area Sources | | | | | |
| Natural Gas | 9.66 | 1.58 | 20.63 | -- | 0.04 |
| Wood Stoves | 0 | 0 | 0 | 0 | 0 |
| Fire Places | 0 | 0 | 0 | 0 | 0 |
| Landscape Maintenance | 22.27 | 3.24 | 20.74 | 0.17 | 0.08 |
| Architectural Coatings | -- | 30.86 | -- | -- | -- |
| Consumer Products | -- | 60.51 | -- | -- | -- |
| Area Source Subtotal | 31.93 | 96.19 | 41.37 | 0.17 | 0.12 |
| Alternative Mobile and Area Source Totals: | 1,581.28 | 247.77 | 183.26 | 1.06 | 133.69 |
| Project Mobile and Area Source Totals: | 4,104.14 | 418.92 | 414.66 | 2.52 | 372.02 |
| Recommended Threshold: | 550.0 | 55.0 | 55.0 | 150.0 | 150.0 |
| Alternative Exceeds Threshold? | YES | YES | YES | NO | NO |
| Wintertime Emissions | | | | | |
| Mobile Sources | 1,503.65 | 133.47 | 204.68 | 0.73 | 133.57 |
| Area Sources | | | | | |
| Natural Gas | 9.66 | 1.58 | 20.63 | -- | 0.04 |
| Wood Stoves | 0 | 0 | 0 | 0 | 0 |
| Fire Places | 3.28 | 0.45 | 7.71 | 0.05 | 0.62 |
| Landscape Maintenance | 0 | 0 | 0 | 0 | 0 |
| Architectural Coatings | -- | 30.86 | -- | -- | -- |
| Consumer Products | -- | 60.51 | -- | -- | -- |
| Area Source Subtotal | 12.95 | 93.41 | 28.34 | 0.05 | 0.66 |
| Alternative Mobile and Area Source Totals: | 1,516.60 | 226.88 | 233.02 | 0.78 | 134.23 |
| Project Mobile and Area Source Totals: | 5,741.55 | 2,023.47 | 605.22 | 4.89 | 244.44 |
| Recommended Threshold: | 550.0 | 55.0 | 55.0 | 150.0 | 150.0 |
| Alternative Exceeds Threshold? | YES | YES | YES | NO | NO |

Source: Impact Sciences, Inc. Emissions calculations are provided in Recirculated Draft EIR **Appendix 5.0**.

¹ Emissions assume construction of sidewalks and/or pedestrian paths; direct pedestrian connections; street lighting; pedestrian signalization and signage; bike lanes/paths connecting to the bikeway system; no wood burning stoves; and residential and commercial insulation beyond Title 24 requirements.

Totals in table may not appear to add exactly due to rounding in the computer model calculations.

CO = carbon monoxide; VOC = volatile organic compounds; NO_x = oxides of nitrogen; SO_x = sulfur oxides; PM₁₀ = fine particulate matter.

Both the proposed project and this alternative would result in South Coast Air Quality Management District (SCAQMD) air quality thresholds being exceeded in the summertime for Carbon Monoxide (CO), Volatile Organic Compounds (VOC), and Oxides of Nitrogen (NO_x). Wintertime emissions also would result in air quality thresholds being exceeded for CO, VOC, and NO_x. However, unlike the proposed project, this alternative would not exceed the Particulate Matter (PM₁₀) threshold and fewer emissions would be generated with this alternative. Consequently, based on this information, from an air quality standpoint, Alternative 3 would result in fewer impacts than the proposed project.

(10) Water Service

The Landmark Village project would generate a potable water demand of approximately 608 acre-feet per year (afy) and a non-potable demand of 364 afy. Potable water would be supplied to the project by the Valencia Water Company from local groundwater supplies. The Newhall Ranch Water Reclamation Plant (WRP), construction of which would likely begin simultaneously with the construction of the proposed project, would supply non-potable water to the project.

In comparison, the potable water demand for Alternative 3 would be 1,177 afy and the non-potable demand would be 281 afy, which represents an increase in potable water demand of 569 afy and a decrease in non-potable water demand of 83 afy when compared to the proposed project. The increase in potable water demand is due to the retention of approximately 79 acres of active agricultural land combined with urban development on the balance of this site. Given that less water demand is associated with the Landmark Village project compared with Alternative 3, Alternative 3 would result in greater impacts than the proposed project with respect to water service. As discussed further below, it may be difficult to cost effectively farm the agricultural acreage proposed under this alternative. Therefore, over the long term, it is possible that agricultural production under this alternative would not prove feasible. If this were the case and agricultural uses were discontinued, the potable water demand for Alternative 3 would be reduced, and would result in lower water usage when compared to the proposed project.

(11) Wastewater Disposal

Wastewater generation for this alternative would be approximately 0.36 million gallons per day (mgd), which represents a decrease of 0.12 mgd when compared to the proposed project. As with the proposed project, this waste would be treated by the Newhall Ranch WRP. The treatment capacity of the Newhall Ranch WRP would be 6.8 mgd, with a maximum flow of 13.8 mgd. Until the development of the Newhall Ranch WRP is complete, there are two options for the temporary conveyance and treatment of wastewater generated by the proposed project. The first option is to construct an initial phase of the Newhall Ranch WRP to serve the project site, with build out of the WRP occurring over time as demand

for treatment increases. As the WRP is intended to serve the Newhall Ranch Specific Plan area, the initial phase of the WRP would be designed and constructed to accommodate the predicted wastewater generation of either the proposed project or Alternative 3. The second option would temporarily direct wastewater flows to the Valencia WRP until the first phase of the Newhall Ranch WRP is complete. Based on County Sanitation Districts of Los Angeles County (CSDLAC) future wastewater generation estimates and the planned expansion of the Saugus and Valencia WRPs, the Valencia WRP would have sufficient capacity to temporarily accommodate the project's predicted wastewater generation of 0.48 mgd, so the 0.36 mgd generated under Alternative 3 could also be accommodated. For these reasons, Alternative 3 would result in impacts similar to the proposed project with respect to wastewater generation and treatment despite the fact that Alternative 3 would generate less effluent.

(12) Solid Waste Services

The project would generate 3,913 tons of solid waste per year. In comparison, Alternative 3 would generate 2,265 tons of solid waste per year resulting in a decrease of 1,648 tons per year of solid waste generated compared to the proposed project. To the extent Alternative 3 would generate less solid waste than the proposed project, this alternative would, therefore, result in fewer impacts than the proposed project relative to solid waste services.

(13) Sheriff Services

The proposed project would result in a resident population of approximately 3,680 persons, which would increase the demand for law enforcement and traffic-related services on the project site and the local vicinity in terms of personnel and equipment. The proposed project would require the services of an additional four sworn officers. In comparison, Alternative 3 would result in a population of 3,213 persons. Given the Sheriff Department ratio of 1 officer per 1,000 persons, Alternative 3 would require the services of 3.2 officers, which is approximately one officer less than the proposed project, but would conservatively still require 4 additional officers.

The project applicant has entered into negotiations with the Sheriff's Department for the provision of a Sheriff station site within the Newhall Ranch Specific Plan boundary to serve buildout of uses within the Newhall Ranch Specific Plan. In addition, increased revenues generated by the project as it builds out (via motor vehicle registration fees paid by new on-site residents and businesses), would be available for funding additional staffing and equipment for the Sheriff and California Highway Patrol (CHP) to meet future demands. While Alternative 3 would reduce the demand for law enforcement equipment and personnel, there would be a concomitant reduction in tax revenue to fund ongoing law enforcement

efforts. Overall, however, from a sheriff services standpoint, Alternative 3 would result in impacts similar to the proposed project with respect to law enforcement.

(14) Fire Protection Services

The Landmark Village project site is located in an area that has been designated as a Very High Fire Hazard Severity Zone (formerly called Fire Zone 4) by the County's Fire Department, which denotes the County Forester's highest fire hazard potential. Any land use constructed on the site would be required to meet all County codes and requirements relative to providing adequate fire protection services to the site during both the construction and operational stages of the project.

Since the number of housing units and square footage of commercial uses would be reduced under this alternative, the number of fire protection service calls to the project site presumably would also be reduced relative to the proposed project. However, this alternative would provide less tax revenue to fund ongoing fire protection services.

The project applicant is currently in discussions with the County's Fire Department on a Memorandum of Understanding (MOU) for the entire Newhall Ranch Specific Plan. At this time, it is expected that a new, permanent fire station would be constructed west of Long Canyon Road within the Landmark Village site and that this station would provide the fire protection services for the Landmark Village project. The fire station would be constructed under Alternative 3, as well. As a result, site development under either the proposed project or Alternative 3 would not diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, nor would it create a special fire protection requirement on the site that would result in a decline in existing service levels. Based on this information, Alternative 3 would result in similar impacts to the proposed project with respect to fire protection services.

(15) Education

The Landmark Village project would generate an estimated 299 new elementary students, 138 new middle school students, and 173 new senior high school students for the two affected school districts at build out. Because Alternative 3 would reduce the number of dwelling units by 286 compared to the proposed project, fewer students would be generated by on-site uses.

Development of either the proposed project or Alternative 3 would be subject to the funding agreements established between the applicant and the affected districts. Given that all future development, including the proposed project or Alternative 3, must comply with existing school facilities funding agreements and other mechanisms (e.g., Senate Bill [SB] 50, the Valley-Wide Joint Fee Resolution, and/or new school

facilities funding agreements), Alternative 3 would result in impacts similar to the proposed project with respect to education.

(16) Parks and Recreation

The proposed Landmark Village project includes a 16-acre Community Park, consistent with the Specific Plan's Land Use Overlay Community Park designation for the area, 3.13 acres of the Specific Plan's Regional River Trail, and 4.10 acres of community trails. Implementation of these project components results in a parkland dedication equivalent to approximately 7.1 acres per 1,000 persons, which is greater than the County and Quimby Act requirements of 3.0 acres per 1,000 persons.

In comparison, development of Alternative 3 would provide a 16-acre community park, approximately 1.5 acres of Regional River Trail, and 2 acres of community trails. Implementation of these components would result in a parkland dedication equivalent to approximately 6.5 acres per 1,000 persons. While this figure would exceed the County and Quimby Act requirements of 3.0 acres per 1,000 persons, it represents less parkland per resident than would the proposed project. For this reason, Alternative 3 would result in greater impacts than the proposed project with respect to parks and recreation.

(17) Library Services

Based on the adopted County library planning standard of 0.50 square foot of library facilities per capita and the adopted County library planning standard of 2.75 library books per capita, development of the proposed project would require a total of 1,840 square feet of library facilities and 10,120 items (books, magazines, periodicals, etc.). In comparison, Alternative 3 would require a total of 1,607 square feet of library facilities with 8,837 additional volumes of books for the library system's collection. This results in a decrease in demand of 233 square feet of library facilities and 1,283 library books when compared to the proposed project.

As part of the County's approval of the Newhall Ranch Specific Plan, the County adopted library mitigation requiring that the developer provide funding for the construction and development of library facilities on the Specific Plan site. This requirement would apply equally to Alternative 3, as well as to the proposed project. Therefore, while Alternative 3 would result in less demand for space and items than would the proposed project, Alternative 3 would result in impacts similar to the proposed project relative to library services because the demand for space and items would be met by construction and operation of the new libraries, as required by the Specific Plan mitigation.

(18) Agricultural Resources

Development of the project site under this alternative would result in the loss of prime agricultural land and agricultural production, but less than the proposed project due to a smaller development footprint. Approximately 79 acres would remain available for farming under this alternative. From a practical standpoint it would be difficult to cost effectively manage and farm small, discontinuous agricultural areas within the project boundary. In addition, Alternative 3 would place residential uses directly adjacent to areas under agricultural cultivation, which could introduce incompatible land use and result in increased costs to farmers as they try to address residential complaints associated with the exposure to dust, odors, and similar intrusive conditions. Consequently, Alternative 3 would result in impacts similar to the proposed project with respect to agricultural resources.

(19) Utilities

Uses proposed by both the Landmark Village project or Alternative 3 are within the maximum development conditions permitted by the Newhall Ranch Specific Plan and the demand for energy (natural gas and electricity) was previously analyzed in the Newhall Ranch Specific Plan Program EIR. Since less development is planned under Alternative 3, energy use associated with this alternative would be less than that identified for the proposed Landmark Village project. However, projections for energy supply and demand by Southern California Edison and the Southern California Gas Company indicate that the utilities would have sufficient electricity and natural gas supply to serve the project site regardless of the development (proposed project or Alternative 3) selected. In addition, all development on the property would be required to comply with Title 24, Assembly Bill (AB) 970, and AB 32 energy conservation measures. In fact, the project applicant has committed to designing all residential and non-residential uses to be 15 percent more energy efficient than required by Title 24 (2005). Based on the above, Alternative 3 would result in impacts similar to the proposed project with respect to utilities.

(20) Mineral Resources

This alternative would result in a smaller development footprint and requires less off-site grading than does the proposed project. As such, the potential for disturbance or over covering of any potential mineral resource deposits during site development would be reduced when compared to the proposed project. For this reason, Alternative 3 would result in fewer impacts than the proposed Landmark Village project with respect to mineral resources.

(21) Environmental Safety

The potential environmental safety impacts relative to development of the Landmark Village project site include soil contamination attributable to past and present agricultural activities, on-site petroleum (i.e., oil) drilling and pipeline activities, and the disposal of on-site hazardous materials debris. Future residents of either the proposed project or Alternative 3 could be subjected to these potential hazards unless remediated. For these reasons, Alternative 3 would result in impacts similar to the proposed project with respect to environmental safety.

(22) Cultural/Paleontological Resources

This alternative would result in a smaller development footprint and requires less off-site grading near to known archaeological and paleontological resources than does the proposed project. As such, the potential for disturbance to known cultural/paleontological resources during construction activities would be reduced when compared to the proposed project. For this reason, Alternative 3 would result in impacts lesser than the proposed Landmark Village project with respect to cultural/paleontological resources.

(23) Conclusion on Environmental Analyses

Generally, under Alternative 3, impacts associated with geotechnical and soil resources, hydrology, traffic/access, air quality, noise, biota, cultural/paleontological resources, visual qualities, solid waste services, mineral resources, and floodplain modifications would be reduced when compared to the proposed project. On the other hand, this alternative would have greater impacts associated with water service, water quality, and parks and recreation. However, on balance, Alternative 3 would result in fewer impacts than the proposed project. A summary comparison of impacts associated with the project alternatives is provided later in this section in **Table 5.0-3, Alternatives Impact Comparison Matrix**.

e. Analysis of Project Objectives

While Alternative 3 is considered environmentally superior to the proposed project, Alternative 3 does not meet many of the basic project objectives, which are set forth in this EIR, at **Section 1.0, Project Description**. Project objectives not fully met or impeded by Alternative 3 are listed below.

(1) Land Use Planning Objectives

Land Use Planning Objective No. 2 states, "Consistent with the Specific Plan, accommodate projected regional growth in a location that is adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers and that avoids leapfrog development."

Because Alternative 3 would significantly reduce housing and commercial uses, and, therefore, reduce accommodations for projected regional growth, this alternative is not consistent with this project objective.

Land Use Planning Objective No. 4 states, "Provide development and transitional land use patterns that do not conflict with surrounding communities and land uses."

Alternative 3 would create a fragmented area of agricultural property adjacent to residential and commercial uses and, therefore, does not meet this project objective.

Land Use Planning Objective No. 5 states, "Establish land uses that permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental)."

Alternative 3 is inconsistent with this project objective, as it would result in a substantial reduction in residential units (approximately 20 percent reduction), thereby reducing housing options for the site.

Land Use Planning Objective No. 7 states: "Create a highly livable, pedestrian-friendly environment that encourages alternative means of transportation to the automobile by incorporating unique site designs and enhanced pedestrian access between land uses, trails, paseos, and streets."

Alternative 3 is inconsistent with this project objective because it would eliminate the majority of the commercial floor area on site, commercial uses that are necessary to promote livability of the project and the creation of a pedestrian friendly environment and enhanced pedestrian access between land uses.

(2) Economic Objectives

Economic Objective No. 1 states, "Provide a variety of residential homes, which would respond and adjust to changing economic and market conditions."

Alternative 3 does not meet this project objective as the alternative results in a substantial reduction in residential units, thereby accommodating less housing for regional growth projections.

Economic Objective No. 2 states, "Provide a tax base to support public services and facilities."

Alternative 3 is inconsistent with this project objective as it would cause a substantial reduction in residential and commercial land use on site, resulting in a substantial reduction in tax base to support the public facilities and services within the project area.

(3) Mobility Objectives

Mobility Objective No. 1 states, “Implement the Specific Plan’s Mobility Plan, as it relates to the Landmark Village project, including the design of a circulation/mobility system that encourages alternatives to automobile use.”

Alternative 3 does not meet this project objective because it is inconsistent with the Specific Plan’s Mobility Plan and the circulation/mobility system within the Specific Plan. This alternative eliminates the majority of the commercial floor area on site, commercial uses that are necessary to promote livability of the project and the creation of a pedestrian friendly environment and enhanced pedestrian access between land uses.

(4) Parks, Recreation, and Open Area Objectives

Parks, Recreation, and Open Area Objective No. 2 states, “Provide a range of recreational opportunities, including parks, trails and paseos, which are convenient and accessible.”

Alternative 3 is inconsistent with this project objective because it would result in a substantial reduction in trails and paseos on the project site.

Parks, Recreation, and Open Area Objective No. 3 states, “Provide pedestrian, bicycle, and hiking trails that are consistent with the Specific Plan’s Parks, Recreation, and Open Area Plan.”

Alternative 3 does not meet this project objective because it would result in a design that is inconsistent with the Specific Plan’s Park, Recreation, and Open Area Plan.

f. Previous Findings Related to this Alternative

As noted above, the County’s Board of Supervisors already considered Specific Plan alternatives, two of which eliminated development within the Santa Clara River, including the 100-year floodplain (e.g., Alternatives 5 and 6). The Board rejected both alternatives as infeasible, in part, because such alternatives did not achieve many of the basic objectives of the Specific Plan, including the significant public benefits associated with implementation of such a plan. In addition, the Board of Supervisors considered the issue of the loss of portions of the 100-year floodplain due to Specific Plan development, and found that the bulk of the impacted floodplain acreage (approximately 121 acres) is non-sensitive biota habitat primarily within agricultural lands and other disturbed habitat.

g. Alternative 4 – Cluster Alternative

As shown on **Figure 5.0-2, Cluster Alternative**, the Cluster Alternative retains the overall layout of the proposed Landmark Village project, except this alternative would not result in the development of the westernmost 106 acres of the property, which would remain available for agricultural production. This alternative would reduce development by 507 dwelling units along with 828,000 square feet of commercial space when compared to the proposed project, for a total of 937 dwelling units and 205,000 square feet of commercial space. The Cluster Alternative would retain the 9-acre elementary school, 16-acre community park, and two of the four private recreation areas proposed as part of the Landmark Village project. Bank stabilization would continue to be required along the perimeter of the reduced development footprint fronting the river, the base of the Long Canyon Bridge, and the south side of the utility corridor extending to the Newhall Ranch Water Reclamation Plant site.

(1) Potential Impacts

The following discussion compares the potential environmental impacts of this alternative to those associated with implementation of the proposed project.

(a) Geotechnical and Soil Resources

Implementation of this alternative would result in less grading because of the reduced development footprint on the tract map site. This alternative would also reduce the amount of imported fill needed to develop the property. However, all improvements constructed on the site would be subjected to the forces of ground movement during seismic events similar to the proposed project and would also be subject to the same construction requirements as the proposed project. Because there would be less development under this alternative than under the proposed project, geotechnical hazards would be reduced, and, therefore, Alternative 4 would result in fewer impacts than the proposed project with respect to geology and soils.

(b) Hydrology

Implementation of this alternative would result in slightly less storm runoff and more infiltration than the proposed project because less area would be developed resulting in more open area. Also, it is likely the landscape irrigation needs of Alternative 4 would be less than the proposed project due to less landscaped acreage. The urban runoff that is generated under this alternative would be conveyed and discharged into the Santa Clara River in a similar manner as the proposed project. This alternative would also reduce the amount of bank stabilization needed on site, because the development footprint fronting the river would be reduced. Consequently, this alternative would result in fewer impacts from a hydrology perspective than the proposed project.

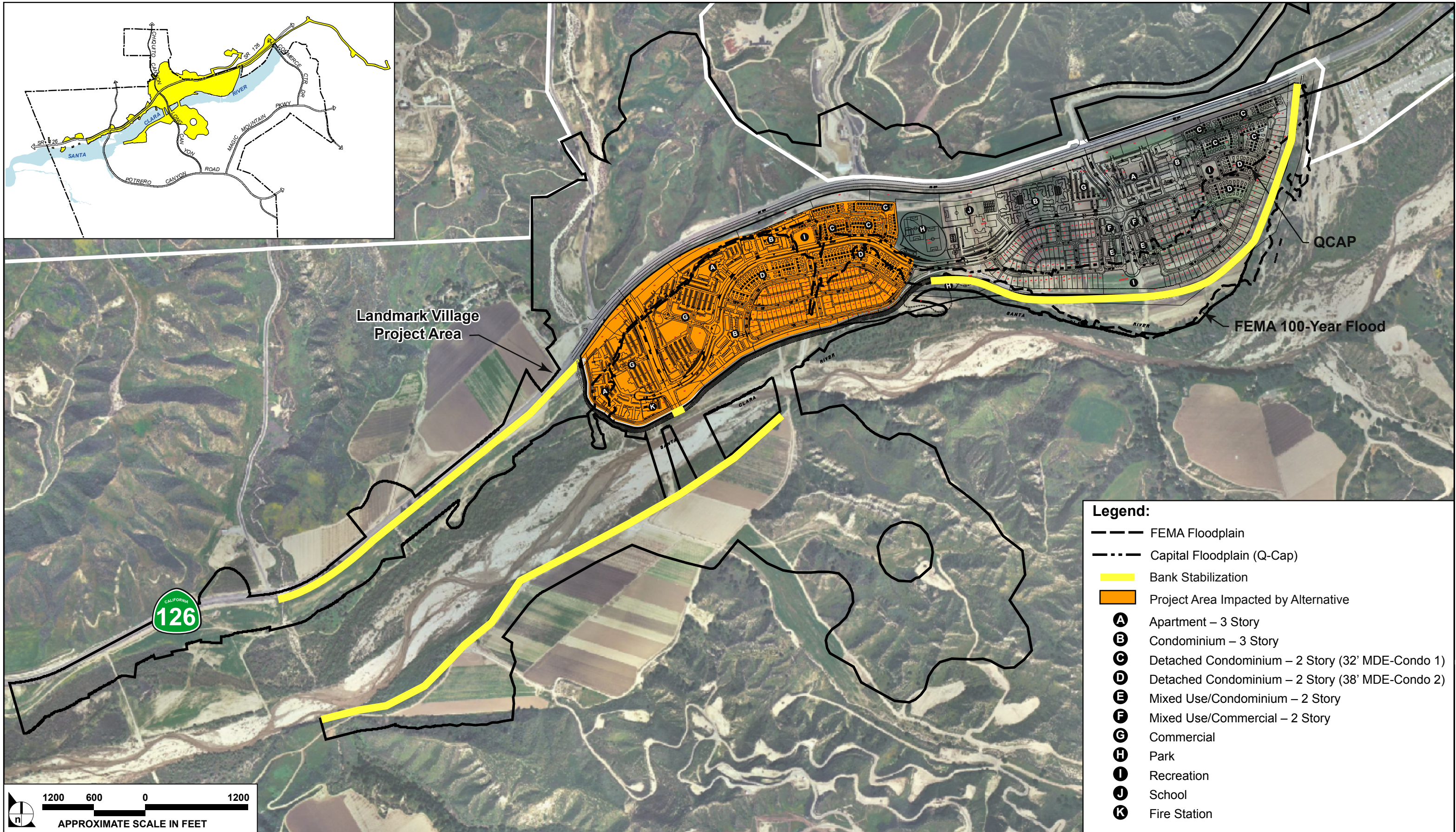


FIGURE 5.0-2

Cluster Alternative

(c) Water Quality

Under either this alternative or the proposed project, PDFs incorporated into the development to address water quality and hydrologic impacts would include site design, source control, treatment control, and hydromodification control BMPs. In addition, flow control BMPs would be incorporated into the PDFs in order to comply with the Los Angeles Countywide SUSMP and County Interim Peak Flow Standard. The flow control BMPs for either development of the proposed project or Alternative 4 would include both source control and detention. The PDFs combined with the implementation of recommended mitigation measures would reduce water quality and hydromodification impacts to less than significant levels under either development scenario. However, this alternative could result in increased erosion due to the upland relocation of bank stabilization to accommodate the reduced development footprint and the associated potential for flood flows to erode the now unprotected area. For this reason, Alternative 4 would result in greater impacts than the proposed project from a water quality perspective.

(d) Biota

Alternative 4 would result in less land disturbance at the Adobe Canyon borrow site, less impact to resources subject to CDFG and ACOE jurisdiction, and a reduction in land disturbance on the tract map site. Consequently, Alternative 4 would reduce the direct biological impacts compared to the proposed project. Furthermore, significant indirect impacts such as increased light and glare, increased non-native plant species and increased human and domestic animal presence would also be reduced as Alternative 4 represents a reduced development intensity and provides greater separation between resources in the River Corridor SMA and on-site development. For these reasons, Alternative 4 would result in fewer impacts than the proposed project relative to biota.

(e) Floodplain Modifications

Alternative 4 would reduce the extent of floodplain modifications compared to the proposed project by removing the need to elevate portions of the site out of the floodplain. Consequently, floodplain modifications associated with construction and operation of Alternative 4 would result in fewer impacts on sensitive aquatic/riparian resources in the Santa Clara River corridor as this alternative would create slightly less increase in flows, water velocities, water depth, changes in sediment transport and changes in flooded areas. Although the Landmark Village project creates only minor hydraulic effects, which are insufficient to alter the amount, location, and nature of aquatic and riparian habitats in the project area and downstream, as well as insufficient to impact sensitive riparian species, including the unarmored threespine stickleback, arroyo toad, California red-legged frog, southwestern pond turtle and two-striped garter snake, Alternative 4 would result in fewer impacts than the proposed project relative to floodplain

modifications because it would create fewer hydraulic impacts due to the elimination of the need to elevate portions of the site from the floodplain.

(f) Visual Qualities

Development of the site under Alternative 4 or the proposed project would be subject to Development Regulations and Design Guidelines contained in the Specific Plan. These regulations and guidelines address grading, lighting, fencing, landscaping, signage, architecture, and site planning for subsequent subdivisions within the Newhall Ranch Specific Plan. Despite such features, significant visual impacts would result from the change in the visual character of the site from rural to urban. As with the proposed Landmark Village project, Alternative 4 would significantly alter the visual characteristics of the Santa Clara River/SR-126 corridor, as existing open space views would be replaced with the images of residential development, roadways, and other human activity. However, significant impacts to views in Chiquito Canyon would be reduced under Alternative 4, as no development would occur on the western most portion of the site. While neither Alternative 4 nor the Landmark Village project is replacing prominent visual features, such as river vegetation or river bluffs, Alternative 4 would reduce disturbance at the Adobe Canyon borrow site compared to the proposed Landmark Village project.

Development under either the proposed project or Alternative 4 would introduce sources of outdoor illumination that do not presently exist. Outdoor lighting, such as streetlights and traffic signals, are essential safety features in development projects that involve new streets and intersections, and cannot be eliminated if the site is to be developed. In conclusion, Alternative 4 would result in fewer impacts than the proposed project relative to visual qualities because it would reduce views of development as observed from Chiquito Canyon and would reduce the grading at the Adobe Canyon borrow site.

(g) Traffic and Access

Implementation of Alternative 4 would reduce the number of vehicle trips generated by on-site uses when compared to the proposed project. Specifically, using ITE *Trip Generation Manual* factors, average daily trip generation for the proposed project is estimated at 41,900 trips. In comparison, Alternative 4 would generate 28,498 trips, resulting in a reduction of 13,402 trips when compared to the proposed project. While there would be less traffic generated with this alternative, the Landmark Village project represents a balanced land plan that contains neighborhood-serving commercial uses that are connected to the residential areas by paseos and trails, thereby promoting alternative means of travel and keeping vehicle trips internal to the project. A reduction of 828,000 square feet of commercial uses as called for under Alternative 4 would likely cause some portion of these internal trips to leave the site as people seek needed goods or services at another location. Consequently, the reduction in motor vehicle trips

generated by on-site uses under Alternative 4 may not result in a proportional reduction in the number of project generated vehicle trips traveling along off-site roadway segments. Nevertheless, Alternative 4 would result in fewer impacts than the proposed project with respect to traffic, as the total number of trips would be reduced when compared to the proposed project.

(h) Noise

Under either Alternative 4 or the proposed project, development of the property would involve clearing and grading of the ground surface, installation of utility infrastructure, and the building of the proposed improvements. These activities typically involve the temporary use of heavy equipment, smaller equipment, and motor vehicles, which generate both steady static and episodic noise. This noise would primarily affect the occupants of on-site uses constructed in the earlier phases of the development (assuming that the site is occupied in sections as other portions are still under construction) and would be audible to occupants of Travel Village RV Park. Individuals who would have an uninterrupted line-of-sight to the construction noise sources could be exposed to noise levels which would exceed the County's Noise Ordinance standards during construction regardless of the development alternative selected. However, because Alternative 4 reduces the amount of imported fill required, there would be less grading activity and fewer heavy-truck trips when compared to the proposed project. For this reason, Alternative 4 would result in fewer impacts than the proposed project with regard to construction noise.

With respect to operational impacts, under either Alternative 4 or the proposed project, building occupants would be subject to traffic noise along SR-126 and on internal roadways, as well as noise from day-to-day activities at the site. Traffic along SR-126 would result in significant noise impacts at the residential, school, and park uses proposed along the highway under either Alternative 4 or the proposed project. Future traffic along SR-126 would cause mobile source noise levels at Travel Village to exceed acceptable noise levels, although the project applicant is required to mitigate highway noise at Travel Village regardless of which development scenario is selected.

However, because Alternative 4 would reduce the number of vehicle trips when compared to the proposed project, there would be less off-site noise impacts, so this alternative would result in fewer impacts overall than the proposed project relative to noise.

(i) Air Quality

Under this alternative, short-term grading and construction-related air quality impacts would be reduced as compared to those of the proposed project, because under Alternative 4, a reduced amount of imported fill would be needed to construct the proposed project.

As shown in **Table 5.0-2, Estimated Alternative 4 Operational Emissions**, long-term (i.e., operational) impacts for this alternative would also be reduced when compared to the proposed project as the number of operational traffic trips would be reduced because of the development of 507 fewer residential units, less commercial square footage and less private recreation areas.

Table 5.0-2
Estimated Alternative 4 Operational Emissions

| Emissions Source | Emissions in Pounds per Day ¹ | | | | |
|--|--|----------|-----------------|-----------------|------------------|
| | CO | VOC | NO _x | SO _x | PM ₁₀ |
| Summertime Emissions | | | | | |
| Mobile Sources | 1,356.76 | 133.83 | 124.48 | 0.78 | 116.92 |
| Area Sources | | | | | |
| Natural Gas | 8.15 | 1.31 | 17.08 | -- | 0.03 |
| Wood Stoves | 0 | 0 | 0 | 0 | 0 |
| Fire Places | 0 | 0 | 0 | 0 | 0 |
| Landscape Maintenance | 19.10 | 2.79 | 0.09 | 0.13 | 0.07 |
| Architectural Coatings | -- | 25.65 | -- | -- | -- |
| Consumer Products | -- | 48.91 | -- | -- | -- |
| Area Source Subtotal | 27.26 | 78.67 | 17.18 | 0.14 | 0.10 |
| Alternative Mobile and Area Source Totals: | 1,384.02 | 212.50 | 141.66 | 0.92 | 117.02 |
| Project Mobile and Area Source Totals: | 4,104.14 | 418.92 | 414.66 | 2.52 | 372.02 |
| Recommended Threshold: | 550.0 | 55.0 | 55.0 | 150.0 | 150.0 |
| Alternative Exceeds Threshold? | YES | YES | YES | NO | NO |
| Wintertime Emissions | | | | | |
| Mobile Sources | 1,319.11 | 117.39 | 179.52 | 0.64 | 116.92 |
| Area Sources | | | | | |
| Natural Gas | 8.15 | 1.31 | 17.08 | -- | 0.03 |
| Wood Stoves | 0 | 0 | 0 | 0 | 0 |
| Fire Places | 2.65 | 0.36 | 6.23 | 0.04 | 0.50 |
| Landscape Maintenance | 0 | 0 | 0 | 0 | 0 |
| Architectural Coatings | -- | 25.65 | -- | -- | -- |
| Consumer Products | -- | 48.91 | -- | -- | -- |
| Area Source Subtotal | 10.81 | 76.24 | 23.32 | 0.04 | 0.54 |
| Alternative Mobile and Area Source Totals: | 1,329.92 | 193.63 | 202.84 | 0.68 | 117.46 |
| Project Mobile and Area Source Totals: | 5,741.55 | 2,023.47 | 605.22 | 4.89 | 244.44 |
| Recommended Threshold: | 550.0 | 55.0 | 55.0 | 150.0 | 150.0 |
| Alternative Exceeds Threshold? | YES | YES | YES | NO | NO |

Source: Impact Sciences, Inc. Emissions calculations are provided in Recirculated Draft EIR **Appendix 5.0**.

¹ Emissions assume construction of sidewalks and/or pedestrian paths; direct pedestrian connections; street lighting; pedestrian signalization and signage; bike lanes/paths connecting to the bikeway system; no wood burning stoves; and residential and commercial insulation beyond Title 24 requirements.

Totals in table may not appear to add exactly due to rounding in the computer model calculations.

Both the proposed project and this alternative would result in SCAQMD air quality thresholds being exceeded in the summertime for CO, VOC, and NO_x. Wintertime emissions also would result in air quality thresholds being exceeded for CO, VOC, and NO_x. However, unlike the proposed project, this alternative would not exceed the Particulate Matter (PM₁₀) threshold and fewer emissions would be associated with this alternative. Consequently, based on this information, from an air quality standpoint, Alternative 4 would result in fewer impacts than the proposed project.

(j) Water Service

The Landmark Village project would generate a potable water demand of approximately 608 afy and a non-potable demand of 364 afy. Potable water would be supplied to the project by the Valencia Water Company from local groundwater supplies. The Newhall Ranch WRP, construction of which would likely begin simultaneously with the construction of the proposed project, would supply non-potable water to the project.

In comparison, the potable water demand for Alternative 4 would be 1,320 afy and the non-potable water demand would be 248 afy. This represents an increase in potable water demand of 712 afy and a decrease in non-potable water demand of 116 afy when compared to the proposed project. The increase in potable water demand is due to the retention of approximately 106 acres of active agricultural land combined with urban development on the balance of this site. Given that less water demand is associated with the Landmark Village project compared with Alternative 4, Alternative 4 would result in greater impacts than the proposed project with respect to water service. As discussed further below, it may be difficult to cost effectively farm the agricultural acreage proposed under this alternative. Therefore, over the long term, it is possible that agricultural production under this alternative would not prove feasible. If this were the case and agricultural uses were discontinued, the potable water demand for Alternative 4 would be reduced; and, if reduced, would result in lower water usage when compared to the proposed project.

(k) Wastewater Disposal

Wastewater generation for this alternative would be approximately 0.31 mgd, which represents a decrease of 0.17 mgd when compared to the proposed project. As with the proposed project, this waste would be treated by the Newhall Ranch WRP. The treatment capacity of the Newhall Ranch WRP would be 6.8 mgd, with a maximum flow of 13.8 mgd. Until the development of the Newhall Ranch WRP is complete, there are two options for the temporary conveyance and treatment of wastewater generated by the proposed project. The first option is to construct an initial phase of the Newhall Ranch WRP to serve the project site, with build out of the WRP occurring over time as demand for treatment increases. As the WRP is intended to serve the Newhall Ranch Specific Plan area, the initial phase of the WRP would be

designed and constructed to accommodate the predicted wastewater generation of either the proposed project or Alternative 4. The second option would temporarily direct wastewater flows to the Valencia WRP until the first phase of the Newhall Ranch WRP is complete. Based on CSDLAC future wastewater generation estimates and the planned expansion of the Saugus and Valencia WRPs, the Valencia WRP would have sufficient capacity to temporarily accommodate the project's predicted wastewater generation of 0.48 mgd, so the 0.31 mgd generated under Alternative 4 could also be accommodated. For these reasons, Alternative 4 would result in impacts similar to the proposed project with respect to wastewater generation and treatment despite the fact that Alternative 4 would generate less effluent.

(l) Solid Waste Services

The project would generate 3,913 tons of solid waste per year. In comparison, Alternative 4 would generate 1,911 tons of solid waste per year resulting in a decrease of 2,002 tons per year of solid waste generated compared to the proposed project. To the extent Alternative 4 would generate less solid waste than the proposed project, this alternative would, therefore, result in fewer impacts than the proposed project relative to solid waste services.

(m) Sheriff Services

The proposed project would result in a resident population of approximately 3,680 persons, which would increase the demand for law enforcement and traffic-related services on the project site and the local vicinity in terms of personnel and equipment. The proposed project would require the services of an additional four sworn officers. In comparison, Alternative 4 would result in a population of 2,601 persons. Given the Sheriff Department ratio of 1 officer per 1,000 persons, Alternative 4 would require the services of 2.6 officers, which is approximately one officer less than the proposed project.

The project applicant has entered into negotiations with the Sheriff's Department for the provision of a Sheriff station site within the Newhall Ranch Specific Plan boundary to serve the buildout of uses within the Newhall Ranch Specific Plan. In addition, increased revenues generated by the project as it builds out (via motor vehicle registration fees paid by new on-site residents and businesses), would be available for funding for additional staffing and equipment for the Sheriff and CHP to meet future demands. While Alternative 4 would reduce the demand for law enforcement equipment and personnel, there would be a concomitant reduction in tax revenue to fund ongoing law enforcement efforts. Overall, however, from a sheriff services standpoint, Alternative 4 would result in impacts similar to the proposed project with respect to law enforcement.

(n) Fire Protection Services

The Landmark Village project site is located in an area that has been designated as a Very High Fire Hazard Severity Zone (formerly called Fire Zone 4) by the County's Fire Department, which denotes the County Forester's highest fire hazard potential. Any land use constructed on the site would be required to meet all County codes and requirements relative to providing adequate fire protection services to the site during both the construction and operational stages of the project.

Since the number of housing units and square footage of commercial uses would be reduced under this alternative, the number of fire protection service calls to the project site presumably would also be reduced relative to the proposed project. However, this alternative would provide less tax revenue to fund ongoing fire protection services.

The project applicant is currently in discussions with the County's Fire Department on an MOU for the entire Newhall Ranch Specific Plan. At this time, it is expected that a new, permanent station would be located on the Landmark Village site west of Long Canyon Road and it would provide the fire protection services for the Landmark Village project. The fire station would be constructed under Alternative 4, as well. As a result, site development under either the proposed project or Alternative 4 would not diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, nor would it create a special fire protection requirement on the site that would result in a decline in existing service levels. Based on this information, Alternative 4 would result in impacts similar to the proposed project with respect to fire protection services.

(o) Education

The Landmark Village project would generate an estimated 299 new elementary students, 138 new middle school students, and 173 new senior high school students for the two affected school districts at build out. Because Alternative 4 would reduce the number of dwelling units by 507 compared to the proposed project, fewer students would be generated by on-site uses.

Development of either the proposed project or Alternative 4 would be subject to the funding agreements established between the applicant and the affected districts. Given that all future development, including the proposed project or Alternative 4, must comply with existing school facilities funding agreements and other mechanisms (e.g., SB 50, the Valley-Wide Joint Fee Resolution, and/or new school facilities funding agreements), Alternative 4 would result in impacts similar to the proposed project with respect to education.

(p) Parks and Recreation

The proposed Landmark Village project includes a 16-acre Community Park, consistent with the Specific Plan's Land Use Overlay Community Park designation for the area, 3.13 acres of the Specific Plan's Regional River Trail, and 4.10 acres of community trails. Implementation of these project components results in a parkland dedication equivalent to approximately 7.1 acres per 1,000 persons, which is greater than the County and Quimby Act requirements of 3.0 acres per 1,000 persons.

In comparison, development of Alternative 4 would provide a 16-acre community park, approximately 1.5 acres of Regional River Trail, and 2 acres of community trails. Implementation of these components would result in a parkland dedication equivalent to approximately 8.3 acres per 1,000 persons. Not only would this figure exceed the County and Quimby Act requirements of 3.0 acres per 1,000 persons, it also represents more parkland per resident than would the proposed project. For this reason, Alternative 4 would result in fewer impacts than the proposed project with respect to parks and recreation.

(q) Library Services

Based on the adopted County library planning standard of 0.50 square feet of library facilities per capita and the adopted County library planning standard of 2.75 library books per capita, development of the proposed project would require a total of 1,840 square feet of library facilities and 10,120 items (books, magazines, periodicals, etc.). In comparison, Alternative 4 would require a total of 1,300 square feet of library facilities with 7,151 additional volumes of books for the library system's collection. This results in a decrease in demand of 540 square feet of library facilities and 2,969 library books when compared to the proposed project.

As part of the County's approval of the Newhall Ranch Specific Plan, the County adopted library mitigation requiring that the developer provide funding for the construction and development of library facilities on the Specific Plan site. This requirement would apply equally to Alternative 4, as well as to the proposed project. Therefore, while Alternative 4 would result in less demand for space and items than would the proposed project, Alternative 4 would result in impacts similar to the proposed project because, under either the proposed project or Alternative 4, the demand for space and items would be met by construction and operation of the new libraries, as required by the Specific Plan mitigation.

(r) Agricultural Resources

Development of the project site under this alternative would result in the loss of prime agricultural land and agricultural production, but less than the proposed project due to a smaller development footprint. Approximately 106 acres would remain available for farming under this alternative. From a practical

standpoint, it would be difficult to cost effectively manage and farm a small, discontinuous agricultural area within the project boundary. In addition, Alternative 4 would place residential uses directly adjacent to areas under agricultural cultivation, which could introduce incompatible land use and result in increased costs to farmers as they try to address residential complaints associated with the exposure to dust, odors, and similar intrusive conditions. Consequently, Alternative 4 would result in impacts similar to the proposed project with respect to agricultural resources.

(s) Utilities

Uses proposed by both the Landmark Village project or Alternative 4 are within the maximum development conditions permitted by the Newhall Ranch Specific Plan and the demand for energy (natural gas and electricity) was previously analyzed in the Newhall Ranch Specific Plan Program EIR. Since less development is planned under Alternative 4, energy use associated with this alternative would be less than that identified for the proposed Landmark Village project. However, projections for energy supply and demand by Southern California Edison and the Southern California Gas Company indicate that the utilities would have sufficient electricity and natural gas supply to serve the project site regardless of the development (proposed project or Alternative 4) selected. In addition, all development on the property would be required to comply with Title 24, AB 970, and AB 32 energy conservation measures. The project applicant also has committed to designing all residential and non-residential uses to be 15 percent more energy efficient than required by Title 24 (2005). Based on the above, Alternative 4 would result in impacts similar to the proposed project with respect to utilities.

(t) Mineral Resources

This alternative would result in a smaller development footprint and requires less off-site grading than does the proposed project. As such, the potential for disturbance or over covering of any potential mineral resource deposits during site development would be reduced when compared to the proposed project. For this reason, Alternative 4 would result in fewer impacts than the proposed Landmark Village project with respect to mineral resources.

(u) Environmental Safety

The potential environmental safety impacts relative to development of the Landmark Village project site include soil contamination attributable to past and present agricultural activities, on-site petroleum (i.e., oil) drilling and pipeline activities, and the disposal of on-site hazardous materials debris. Future residents of either the proposed project or Alternative 4 could be subjected to these potential hazards unless remediated. For these reasons, Alternative 4 would result in impacts similar to the proposed project with respect to environmental safety.

(v) Cultural/Paleontological Resources

This alternative would result in a smaller development footprint and requires less off-site grading than does the proposed project. As such, the potential for disturbance to known archaeological and paleontologic resources during construction activities would be reduced when compared to the proposed project. For this reason, Alternative 4 would result in fewer impacts than the proposed Landmark Village project with respect to cultural/paleontological resources.

(w) Conclusion on Environmental Analyses

Generally, under Alternative 4, impacts associated with geotechnical and soil resources, hydrology, traffic/access, air quality, noise, biota, cultural/paleontological resources, visual qualities, solid waste services, parks and recreation, mineral resources, and floodplain modifications would be reduced when compared to the proposed project. On the other hand, this alternative would have greater impacts associated with water service and water quality. However, on balance, Alternative 4 would result in fewer impacts than the proposed project. A summary comparison of impacts associated with the project alternatives is provided in **Table 5.0-3, Alternatives Impact Comparison Matrix**.

**Table 5.0-3
Alternatives Impact Comparison Matrix**

| Environmental Topic | Alternative 1 No Project/No Development | Alternative 2 No Project/Future Development | Alternative 3 FEMA Floodplain Avoidance | Alternative 4 Cluster |
|------------------------------------|--|--|--|----------------------------------|
| Geotechnical and Soil Resources | L | S | L | L |
| Hydrology | L | S | L | L |
| Traffic/Access | L | S | L | L |
| Air Quality | L | S | L | L |
| Noise | L | S | L | L |
| Biota | L | S | L | L |
| Cultural/Paleontological Resources | L | S | L | L |
| Visual Qualities | L | S | L | L |
| Water Service | L | S | G ¹ | G ¹ |
| Wastewater Disposal | L | S | S | S |
| Solid Waste Services | L | S | L | L |
| Education | L | S | S | S |

| Environmental Topic | Alternative 1 No Project/No Development | Alternative 2 No Project/Future Development | Alternative 3 FEMA Floodplain Avoidance | Alternative 4 Cluster |
|--------------------------|---|---|---|--------------------------|
| Library Services | L | S | S | S |
| Fire Protection Services | L | S | S | S |
| Parks and Recreation | L | S | G | L |
| Water Quality | S | S | G | G |
| Agricultural Resources | L | S | S | S |
| Sheriff Services | L | S | S | S |
| Environmental Safety | L | S | S | S |
| Mineral Resources | L | S | L | L |
| Floodplain Modifications | L | S | L | L |
| Utilities | L | S | S | S |

KEY (Level of Impact in Comparison to the Proposed Project):

G = Alternative Produces Greater Level of Impact.

S = Alternative Produces Similar Level of Impact.

L = Alternative Produces Lesser Level of Impact.

¹ If long-term agricultural uses in conjunction with the project's urban uses are not feasible, water usage would be less than the proposed project.

(2) Analysis of Project Objectives

While Alternative 4 is considered environmentally superior to the proposed project, Alternative 4 does not meet many of the basic project objectives, which are set forth in this EIR, at **Section 1.0, Project Description**. Project objectives not fully met or impeded by Alternative 4 are listed below.

(a) Land Use Planning Objectives

Land Use Planning Objective No. 2 states, "Consistent with the Specific Plan, accommodate projected regional growth in a location that is adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers and that avoids leapfrog development."

Because Alternative 4 would significantly reduce housing and commercial uses, and, therefore, reduce accommodations for projected regional growth, this alternative is not consistent with this project objective.

Land Use Planning Objective No. 4 states, "Provide development and transitional land use patterns that do not conflict with surrounding communities and land uses."

Alternative 4 would create a fragmented area of agricultural property adjacent to residential and commercial uses and, therefore, does not meet this project objective.

Land Use Planning Objective No. 5 states, "Establish land uses that permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental)."

Alternative 4 is inconsistent with this project objective because it would result in a substantial reduction in residential units (approximately 35 percent reduction), thereby reducing the housing options for the site.

Land Use Planning Objective No. 7 states: "Create a highly livable, pedestrian-friendly environment that encourages alternative means of transportation to the automobile by incorporating unique site designs and enhanced pedestrian access between land uses, trails, paseos, and streets."

Alternative 4 is inconsistent with this project objective because it would eliminate the majority of the commercial floor area on site, commercial uses that are necessary to promote livability of the project and the creation of a pedestrian friendly environment and enhanced pedestrian access between land uses.

(b) Economic Objectives

Economic Objective No. 1 states, "Provide a variety of residential homes, which would respond and adjust to changing economic and market conditions."

Alternative 4 does not meet this project objective as the alternative results in a substantial reduction in residential units, thereby accommodating less housing for regional growth projections.

Economic Objective No. 2 states, "Provide a tax base to support public services and facilities."

Alternative 4 is inconsistent with this project objective because it would cause a substantial reduction in residential and commercial land use on site, resulting in a substantial reduction in tax base to support the public facilities and services within the project area.

(c) Mobility Objectives

Mobility Objective No. 1 states, “Implement the Specific Plan’s Mobility Plan, as it relates to the Landmark Village project, including the design of a circulation/mobility system that encourages alternatives to automobile use.”

Alternative 4 does not meet this project objective because it is inconsistent with the Specific Plan’s Mobility Plan and the circulation/mobility system within the Specific Plan. This alternative eliminates the majority of the commercial floor area on site, commercial uses that are necessary to promote livability of the project and the creation of a pedestrian friendly environment and enhanced pedestrian access between land uses.

(d) Parks, Recreation, and Open Area Objectives

Parks, Recreation, and Open Space Objective No. 2 states, “Provide a range of recreational opportunities, including parks, trails and paseos, which are convenient and accessible.”

Alternative 4 is inconsistent with this project objective because it would result in a substantial reduction in trails and paseos on the project site.

Parks, Recreation, and Open Space Objective No. 3 states, “Provide pedestrian, bicycle, and hiking trails that are consistent with the Specific Plan’s Parks, Recreation, and Open Area Plan.”

Alternative 4 is inconsistent with this project objective because it would result in a design that is inconsistent with the Specific Plan’s Park, Recreation, and Open Area plan.

(3) Previous Findings Related to this Alternative

As noted above, the County’s Board of Supervisors already considered Specific Plan alternatives, one of which clustered development, creating higher housing concentrations in the Low-Medium and other land use designations (e.g., Alternative 3). The Board rejected this alternative as infeasible, in part, because it did not achieve many of the basic objectives of the Specific Plan, including the significant public benefits associated with implementation of such a plan. In addition, the Board of Supervisors rejected this alternative because it too narrowly limited the range of housing opportunities provided and did not reflect market conditions and growth in the region.

5. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table 5.0-3, provides a summary comparison of the alternatives discussed in this section in relation to environmental impacts. Based on the information in this section, the No Project/No Development Alternative would not result in adverse (or beneficial) effects and, therefore, the No Project/No Development Alternative is the environmentally superior alternative. However, the No Project/No Development Alternative is not consistent with the policies and goals of the Specific Plan and fails to meet any of the basic project objectives.

As specified in the *State CEQA Guidelines* (Section 15126(d)(2)), if the No Project/No Development Alternative is the environmentally superior alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Of the other alternatives considered, Alternative 4, the Cluster Alternative, would be the environmentally superior alternative because this alternative entails the least amount of development and, correspondingly, the least amount of developmental impacts.